



City of Duluth

411 West First Street
Duluth, Minnesota 55802

Master

File Number: 18-020-O

File ID: 18-020-O

Type: Ordinance

Status: Passed

Version: 1

**Agenda
Section:**

Committee: Planning and
Economic
Development

File Created: 05/02/2018

Subject:

Final Action: 05/29/2018

Title: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY WEST OF THE INTERSECTIONS OF 93RD AVENUE WEST AND FALCON AND HILTON STREETS TO COMMONWEALTH AVENUE, FROM MIXED USE-BUSINESS (MU-B) TO RESIDENTIAL-URBAN (R-2).

Internal Notes: Ordinance by Steven Robertson

Sponsors:

Enactment Date: 05/29/2018

Attachments: Attachment 1, Attachment 2

Enactment Number: 10567

Recommendation:

Hearing Date:

Drafter: cstafford@duluthmn.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	05/14/2018	read for the first time				
1	City Council	05/29/2018	adopted				

Text of Legislative File 18-020-O

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY WEST OF THE INTERSECTIONS OF 93RD AVENUE WEST AND FALCON AND HILTON STREETS TO COMMONwealth avenue, from mixed use-Business (MU-B) to residential-URBAN (r-2).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties west of the intersections of 93rd Avenue West and Falcon and Hilton Streets to Commonwealth Avenue, as shown in Attachment 1, and as more

particularly described as follows:

010-3300-04545
010-3300-04555
010-3300-04560
010-3300-04565
010-3990-00020
010-3990-00035
010-3990-00040
010-3990-00050
010-3990-00060
010-3990-00070
010-3990-00090
010-3990-00100
010-3990-00110
010-3990-00120

be rezoned from Mixed Use-Business (MU-B) to Residential-Urban (R-2).

Section 2. That the portion of the parcel, as shown in Attachment 1, and as more particularly described as follows:

The southwest corner of parcel 010-3300-04540

be rezoned from Mixed Use-Business (MU-B) to Residential-Traditional (R-1).

Section 3. That the official zoning map of the City of Duluth as referenced in Chapter 50 of the Duluth City Code, 1959, is amended to read as shown in Attachment 1.

Section 4. That this ordinance shall take effect and be in force 30 days from and after its passage and publication.

STATEMENT OF PURPOSE: This ordinance provides a zoning change from Mixed Use-Business (MU-B) to Residential-Traditional (R-2) for properties in the Morgan Park neighborhood generally between 93rd Avenue West and Commonwealth Avenue.

On May 8, 2018, the Duluth city planning commission held a public hearing on the proposal as initially shown in Attachment 2, and as amended by the Planning Staff at the meeting per Attachment 1, and voted 5 yeas, 1 nay, 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The R-2 zone are most reasonably able to implement the objectives of the Comprehensive Plan related to the proposed land use for this area.
- 2) The rezoning is consistent with the Comprehensive-Plan Future Land Use Map.
- 3) Material adverse impacts on nearby properties are not anticipated.

Petitioner:

City of Duluth

PL 18-048